



3 ORCHARD COTTAGES

EWYAS HAROLD, HEREFORD HR2 0ES

£179,950
FREEHOLD

Situated in the sought after village of Ewyas Harold, a two bedroom mid terraced property being sold with no onward chain and offering ideal first time buyer/ investor accommodation. Benefitting from allocated parking, double glazing and oil central heating, the property comprises a spacious lounge and kitchen/ dining to the ground floor with two bedrooms and bathroom to the first. A viewing is highly recommended.



3 ORCHARD COTTAGES

- Ideal home for a first time buyer/Investor
- Two bedroom mid terraced house
- Sought after village location
- Allocated parking
- Oil central heating & double glazing
- Must be viewed



Ground Floor

With canopy porch and upvc entrance door leading into the

Living Room

With wood effect flooring, ceiling light point, radiator, double glazed window to the front aspect, feature open fireplace with brick surround and door leading into the

Kitchen/Dining Room

Comprising contrasting wall and base units, ample work surface space with tiled splash backs, stainless steel sink and drainer, freestanding electric cooker, under counter space for washing machine and tumble dryer, space for a free standing fridge/freezer, ample space for a dining table, wood effect flooring, ceiling light point, radiator, double glazed window and door to the rear, carpeted stairs leading up with useful understair storage cupboard.

First Floor Landing

With fitted carpet, ceiling light point, loft hatch, useful storage cupboard with fitted shelving and doors to

Bedroom One

A large main bedroom with wood effect flooring, ceiling light point, radiator, double glazed window to the front aspect with countryside views, built in storage cupboard with hanging rail and additional space for wardrobes.

Bedroom Two

With fitted carpet, radiator, ceiling light point and double glazed window to the rear aspect.

Bathroom

Three piece suite comprising panelled bath with tiled surround and electric shower, wash hand basin with storage under and tiled splash back, low flush w/c, double glazed window, radiator and ceiling light point.

Outside

To the front the property benefits from two allocated parking spaces, a private storage shed and external oil tank.

Directions

Proceed south out of Hereford along Belmont Road, at the roundabout take the second exit onto the A465 Abergavenny Road. Follow this road for approximately 10 miles and take the right hand turning signposted for Ewyas Harold, continue through the village and the property is situated half a mile down on the left hand side as indicated by the agents for sale board.

Money Laundering

Prospective purchasers will be asked to produce identification, address verification and proof of funds at the time of making an offer.

Opening Hours

Monday - Friday 9.00 am - 5.30 pm

Saturday 9.00 am - 1.00 pm

Outgoings

Water and drainage rates are payable.

Property Services

Mains water, electricity and drainage are connected. Oil-fired central heating.

Residential lettings & property management

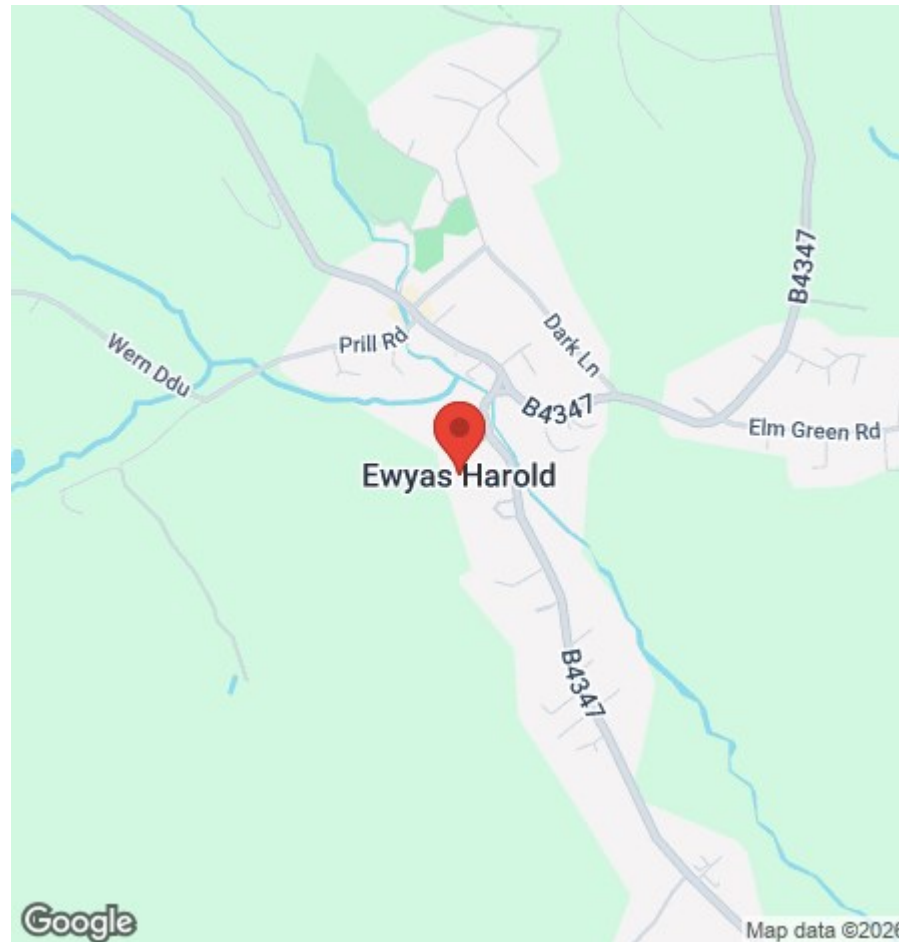
We operate a first class residential lettings and property management service, and are always looking for new landlords. For further details please contact James Garibbo (01432) 355455.

Tenure & Possession

Freehold - vacant possession on completion.

Viewing Arrangements

Strictly by appointment through the Agent (01432) 355455.



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Ground Floor
Approx. 36.1 sq. metres (388.8 sq. feet)



First Floor
Approx. 36.1 sq. metres (388.8 sq. feet)



Total area: approx. 72.2 sq. metres (777.5 sq. feet)
3 Orchard Cottages, Ewyas Harold, Hereford

Energy Efficiency Rating		Current	Potential
Very energy efficient - lower running costs			
(92 plus) A			
(81-91) B			
(69-80) C			
(55-68) D		63	70
(39-54) E			
(21-38) F			
(1-20) G			
Not energy efficient - higher running costs			
England & Wales		EU Directive 2002/91/EC	

EPC Rating: D Hereford Council Tax Band: B

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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